

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON THE NINTH DAY OF SEPTEMBER, 2010

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Newport Housing Authority Administration Office Newport, Rhode Island at 5:00 p.m. on September 9, 2010.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:	Chair	Frank Landry
	Vice Chair	Rodney Bowley
	Commissioner	Cheryl Abney
	"	Frank McCauley
	"	Jan Shapin
	"	Frank Coleman
	"	Constance Vergowven

ABSENT:               None.

ALSO PRESENT:   Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Shapin, seconded by Commissioner Vergowven, and unanimously carried the minutes of the regular monthly meeting held on August 12, 2010 were approved.

The Secretary has added 2010 Census correspondence to this month's Board meeting. The letter thanks the Authority for their partnership with the census bureau to achieve and complete an accurate census count.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the correspondence was received.

The monthly bills report was presented to the Commissioners.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, payment of the bills was approved.

The Secretary requested approval for the following payments:

- a). Authorization and approval to Pezzuco Construction of Change Order #14 for Phase I in the amount of (\$393.00) credit for the Network Boxes.
- b). Authorization and approval for requisition for payment #13 to Pezzuco Construction in the amount of \$17,346.00 for Phase I .

Upon a motion by Commissioner Shapin, seconded by Commissioner Vergowven, and unanimously carried, change order #14 and requisition for payment #13 were approved.

- c). Authorization and approval for change order #15 to Pezzuco Construction in the amount of \$14,200 for Phase 2A.
- d). Authorization and approval for change order #16 to Pezzuco Construction in the amount of \$1,175.00 for Phase 2A.
- e). Authorization and approval for request for payment #3 to Pezzuco Construction in the amount of \$268,898.00 for Phase 2A.

Upon a motion by Commissioner Shapin, seconded by Commissioner Abney, and unanimously carried, change order #15, #16 and requisition for payment #3 were approved.

The Secretary requested authorization and approval for the Executive Director to execute a contract for a Development Consultant with FJS Associates LTD, Portsmouth, RI for the amount not to exceed \$15,000 for the preparation of the proposal with all supplemental documents. Any fees and costs for architects, engineers, environmental, and other work will be paid as reimbursable as recommended by the Development Committee. Upon HUD approval of

the plan, FJS Associates, LTD shall be paid a fee of 6% of all costs of development and represents the Authority as our Construction Manager.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Abney, and unanimously carried, authorization for the Executive Director to execute the contract was approved.

The Secretary presented to the Board a recommendation to accept the ARRA Weatherization Grants/Awards for multi-family weatherization funding.

Upon a motion by Commissioner Abney, seconded by Commissioner Vergowven, and unanimously carried, the weatherization grants/awards were accepted.

The Secretary presented to the Board a recommendation for the Section 8 Administrative Plan updates consisting of two (2) inconsistencies that presently exists in Article C, other Criteria for Admission regarding eligibility.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the Section 8 Administrative Plan updates were approved.

The Secretary presented to the Board the copy of the Financial Audit RFP to select an auditor for the next three (3) years. The Secretary is requesting approval to select and execute a contract with the chosen auditor upon receipt of all RFP's.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, for the Executive Director to execute the contract was approved.

The Secretary presented to the Board Resolution No. 1055, Fair Market Rents as proposed by HUD for approval.

Upon a motion by Commissioner Shapin, seconded by Commissioner Abney, and unanimously carried, Resolution No. 1055 was approved.

#### **RESOLUTION NO. 1055**

**WHEREAS**, the Housing Authority of the City of Newport updates the Section 8 Payment Standard as required by 24CFR 982.505; and

**WHEREAS**, the FY 2010 Fair Market Rents and Payment Standard were as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
812	990	1224	1662	2148	2470	2792

**WHEREAS**, the proposed HUD published FY 2011 Fair Market Rents are as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
819	1000	1236	1678	2169	2494	2819

**NOW, THEREFORE, BE IT RESOLVED** that the Housing Authority of the City of Newport recommends the adoption of the proposed new Section 8 Payment Standards if and when they are made final by HUD, which generally occurs in October of each year, based on 100% of the proposed FY 2011 Fair Market Rents, listed as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
819	1000	1236	1678	2169	2494	2819

Commissioner Shapin moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Abney and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
Commissioner Shapin	None
“ Bowley	
“ Coleman	
“ Abney	
“ Vergowven	
“ McCauley	

The Chairman thereupon declared said motion carried and said Resolution adopted.

The Secretary presented to the Board a recommendation for the disposition of assets of three (3) Housing Authority vehicles due to the age and condition of the vehicles.

Upon a motion by Commissioner Bowley, seconded by Commissioner Abney, and unanimously carried, the Disposition of Assets was approved.

The Secretary presented to the Board for authorization and approval to Valley Affordable Housing for Invoice #5 for the Demolition of Newport Heights Phase V.

Upon a motion by Commissioner Shapin, seconded by Commissioner Vergowven, and unanimously carried, the Invoice #5 was approved.

The Secretary submitted to the Commissioners the Consent Calendar items which included the Finance Reports, C.O.P. Report, Applications, Occupancy, Section 8 Report, August Collection/Loss Reports, Social Services Report and Elderly Services Coordinator Report.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the Consent Calendar items were received as read.

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Park Holm Phase 2, Phase 5 Demolition, Gray/Gallagher Building, Scattered Elderly Sites work and Donovan Manor electrical work scheduled for September 15<sup>th</sup>, Coddington & Lo-Rise Door Replacement/Renovations.

Upon a motion by Commissioner Shapin, seconded by Commissioner Vergowven, and unanimously carried, that the report regarding the Capital/ARRA Project (s) updates were received as read.

Kathy Bruen, of the Newport Resident Council, presented their monthly report to the Board.

Upon a motion by Commissioner Bowley, seconded by Commissioner Landry, and unanimously carried, that the monthly report regarding the Newport Resident Council was received as read.

#### Commissioners' Request: (s)

- The Executive Director requested that the October meeting be held on October 7<sup>th</sup> instead of the 14<sup>th</sup>. The meeting location will be announced.
- Commissioner Vergowven will be unable to attend the November & December Board meetings unless they can be rescheduled for Monday or Wednesday.

Upon a motion by Commissioner Abney, seconded by Commissioner Shapin, and unanimously carried, the meeting adjourned at 5:35 p.m.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the Commission went into Executive Closed Session RIGL § 42-46-5 (a) – 5 a) Property Disposition.

The Board returned to open session and the Chairman announced the basis of the discussion was related to the Authority's disposition of land and building for the Met School and the authorization to pursue.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the meeting adjourned at 6:15 p.m.